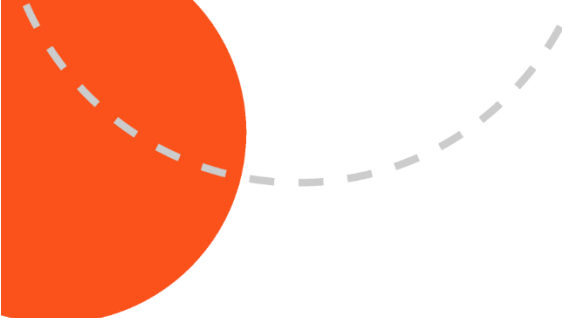




The Saltings, Hadleigh, Essex, SS7 2BD

4 bed detached house / **Guide Price** £575,000-£625,000 / t. 01702 555888

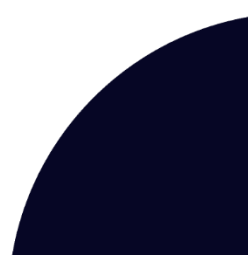




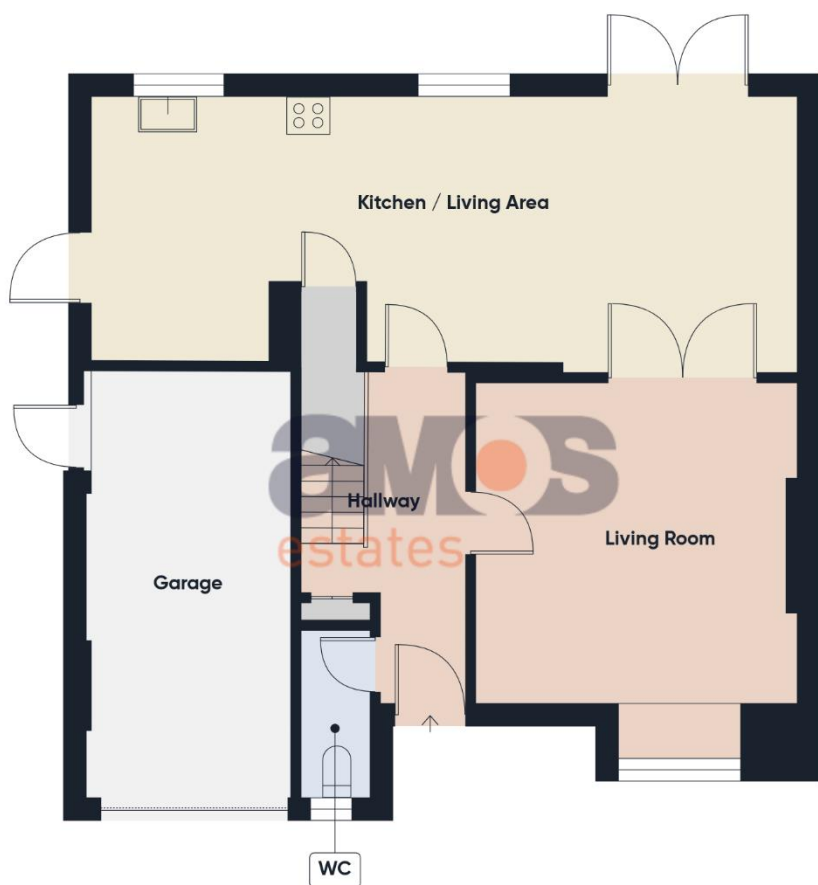
Tucked away in this quiet cul de sac within Hadleigh is this extended, **four double bedroom** detached residence with a generous layout for the whole family. Accommodation includes good size lounge, stunning open plan kitchen/diner and ground floor WC together with excellent size bedrooms, two en-suites and a further family bathroom. Outside there is a low maintenance rear garden, garage and off street parking.

Situated in a quiet yet convenient turning within the heart of Hadleigh, walking distance to Hadleigh Town Centre with its array of shops, supermarkets and cafes as well Hadleigh Country Park and all it has to offer. Excellent local schools can also be found nearby, the property being within both Hadleigh Infant/Junior and King John school catchments. Viewings advised.

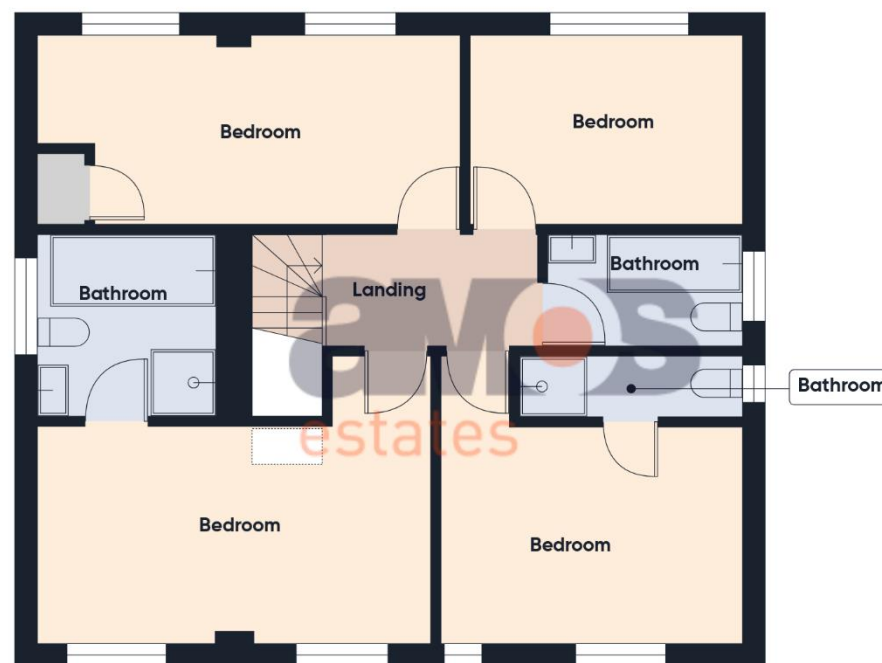
Find us on



A space to call home.



Ground Floor



First Floor

Approximate total area⁽¹⁾

1531 ft²

142.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Highlights

- \ **Extended Four Double Bedroom Detached Family Home**
- \ **Good Size Lounge**
- \ **Stunning Open Plan Kitchen/Diner**
- \ **Ground Floor W.C**
- \ **Generous Size Bedrooms**
- \ **Two En-Suites**
- \ **Modern Family Bathroom**
- \ **Low Maintenance Rear Garden**
- \ **Garage & Off Street Parking**
- \ **Quiet Cul De Sac**
- \ **Walking Distance To Hadleigh Town & Hadleigh Country Park**
- \ **Excellent School Catchments**
- \ **Viewings Advised**

Composite double glazed entrance door opening to entrance hall.

**Entrance Hall **

Wood effect flooring, radiator, power points, smooth plastered and coved ceiling with inset spotlights, coats and shoes cupboard, carpeted stairs with timber balustrade leading to first floor, thermostat control, doors to accommodation off.

**Lounge 13'11 x 13'11 **

UPVC double glazed square bay window to front, wood effect flooring, radiator, power points, TV point, smooth plastered ceiling with inset spotlights, feature gas fire, double doors to kitchen diner.

**Kitchen Diner 29'11 x 11'11 **

A luxury fitted kitchen comprising double bowl sink and drainer unit with extendable mixer tap inset into a range of quartz worktops with high quality solid oak cupboards and drawers beneath with matching eye level units, integrated Neff induction hob with extractor over, integrated Neff double ovens, space for a tall fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, tiled splashbacks, power points, wood effect flooring, UPVC double glazed windows to rear, UPVC double glazed doors leading to rear garden, smooth plastered and coved ceiling with inset spotlights, large storage cupboards, power points, two radiators.

**Ground Floor WC 2'10 x 7'1 **

Two piece suite comprising wall hung wash basin with chrome mixer tap and tiled splashback, push button WC, wood effect flooring, UPVC obscure double glazed window to front, smooth plastered and coved ceiling with inset spotlights, radiator.





**Landing **

Fitted carpet, loft access hatch, smooth plastered and coved ceiling with inset spotlights, doors to accommodation off.

**Bedroom One 16'9 x 9'5 **

UPVC double glazed windows to front, fitted carpet, two radiators, smooth plastered and coved ceiling with inset spotlights, power points, range of fitted wardrobes, dresser unit, bedside cabinets and over head storage, door to en-suite bathroom.

**En-Suite Bathroom 8'0 x 7'8 **

Four piece suite comprising panelled bath, corner shower cubicle with shower over, push button WC, pedestal wash basin, tiled floor and walls, UPVC obscure double glazed window to side, smooth plastered and coved ceiling.

**Bedroom Two 13'1 x 9'7 **

UPVC double glazed windows to front, wood effect flooring, radiator, power points, fitted wardrobes, TV point, door to en-suite shower room.

**En-Suite Shower Room 8'6 x 4'10 **

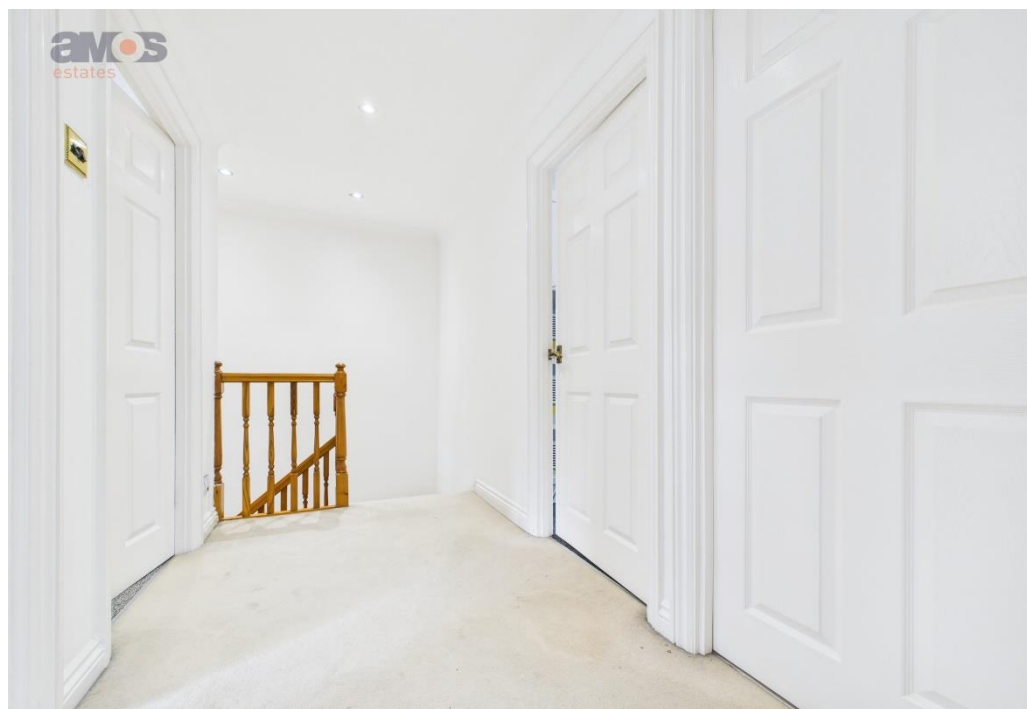
Three piece suite comprising push button WC, wall hung wash basin with chrome mixer tap, shower cubicle with drench style shower head above and separate handheld attachment, tiled walls and flooring, inset spotlights, heated towel radiator.

**Bedroom Three 18'1 x 8'3 **

UPVC double glazed windows to rear, fitted carpet, radiator, smooth plastered and coved ceiling with inset spotlights, storage cupboards, fitted dresser unit.

**Bedroom Four 11'9 x 8'2 **

UPVC double glazed window to rear, fitted carpet, radiator, power points, coved ceiling.





**Bathroom **

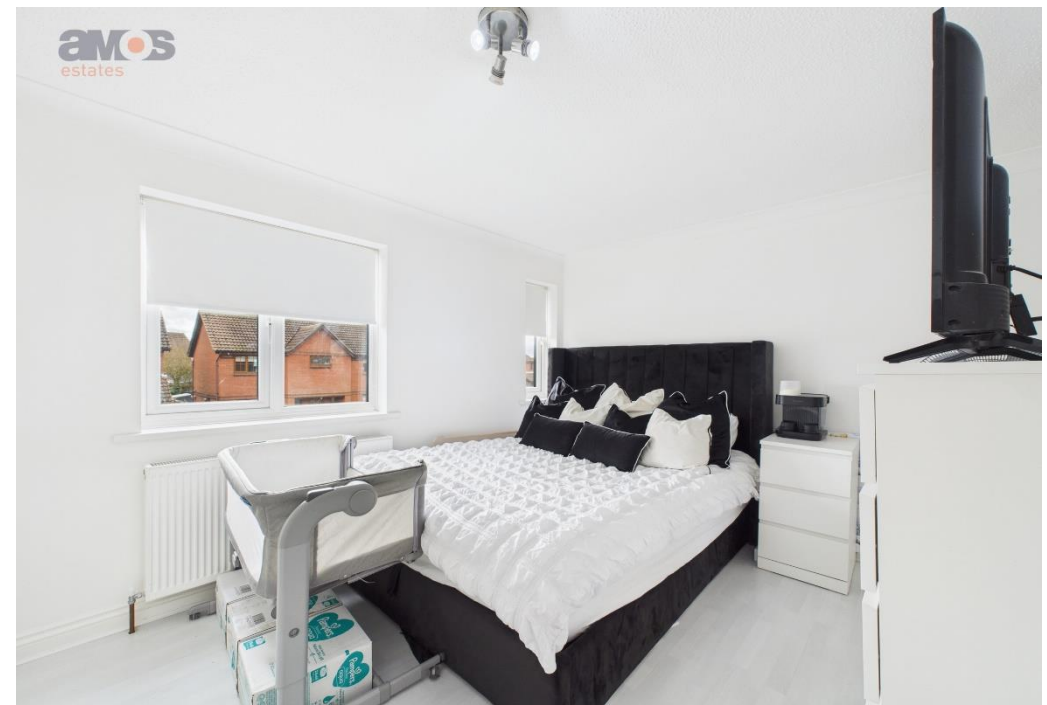
Modern three piece suite comprising panelled bath with chrome controls and separate handheld attachment, push button WC, vanity wash basin with chrome mixer tap, half tiled walls, heated towel radiator, shaver point, smooth plastered and coved ceiling with inset spotlights, UPVC obscure double glazed window to side, tiled flooring.

**Garage **

Power and light connected, housing central heating boiler.

**Rear Garden **

Mainly laid to established lawn with patio area, fences to boundaries, corner shed, side access to the front of the property, personal door to garage.











PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

Digital Markets, Competition and Consumers Act 2024.

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com

